

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) An approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 4) for comments and requirements.
- (2) An approved geology report. Please see attached Geologic and Soils Engineering review sheet (G1, G2, G3, S1, S4, S5, S6) for comments and requirements.
- (3) An approved report that addressed the onsite infiltration feasibility and rate. Please see attached Geologic and Soils Engineering review sheet (Comment S2) for comments and requirements.
- (4) Please see attached Geologic and Soils Engineering review sheet (Comment S3) for comments and requirements.
- (5) Please see attached Grading review sheet (Comment 2) for comments and requirements.
- (6) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (7) Obtain a will serve letter from the Los Angeles County Sanitation District. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (8) Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet for comments and requirements.
- (9) A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Provide signature of the civil engineer.
 - b. Please see attached Storm Drain and Hydrology review sheet (Comments 2, 3 and 5)
 - c. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - d. Please see attached Road review sheet for comments and requirements.
 - e. Please see attached Sewer review sheet (Comment 3) for comments and requirements.




COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT/PARCEL MAP NO. 72631

TENTATIVE MAP DATED 11/25/2014
EXHIBIT MAP 11/25/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing and calling out all debris desilting areas and desilting drainage devices. Identify whether publicly or privately maintained.
3. Prior to tentative map approval for drainage, submit a revised tentative map showing all publicly maintained debris basins as a fee title lot. Clearly delineate the fee title lot boundary.
4. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
5. Prior to tentative map approval for drainage, submit an exhibit map showing pad elevations, and proposed drainage patterns.

Reviewed by  Date 12/15/14 Phone (626) 458-4921
HAZEL PAROAN

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map	72631	Tentative Map Dated	11/25/14 (Tentative)	Parent Tract
Grading By Subdivider? [Y] (Y or N)	48,800 yd ³	Location	Castaic	APN 2865-019-008
Geologist	---	Subdivider	Del Sur Ranch, LLC	
Soils Engineer	---	Engineer/Arch.	SRC West, Inc.	

Review of:

Geologic Report(s) Dated: ---

Soils Engineering Report(s) Dated: ---

Geotechnical Report(s) Dated: ---

References: ---


TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

- G1. An engineering geology report is required to evaluate the feasibility of the proposed subdivision.
- G2. Based on the State of California Seismic Hazard Maps, the subject site is located in a mapped area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code §2697 and California Code of Regulations §3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the *Manual for Preparation of Geotechnical Reports* and policy memo GS045.0 prepared by the County of Los Angeles Department of Public Works, (both available for download at: <http://dpw.lacounty.gov/gmed>), and the California Geological Survey's Special Publication 117A. Provide this office with a digital copy of the report for review and distribution to the State of California.
- G3. Provide a geotechnical map that complies with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The geotechnical map shall be based on the Tentative Map.
- S1. Provide static, seismic and surficial slope stability analyses for all slopes steeper than 2:1 gradient or subject to adverse bedding conditions. Also, provide a geotechnical cross-section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
- S2. Unless the proposed development is exempted from complying with the Low Impact Development stormwater management requirements by Land Development Division, provide a report that addressed the onsite infiltration feasibility and rate. Report(s) shall conform to current policies detailed in the County of Los Angeles Department of Public Works Low Impact Development Standards Manual and policy memo GS200.1. The Manual and policy are available at: [http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf](http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf) and <http://dpw.lacounty.gov/gmed/permits/docs/policies/GS200.1.pdf>.
- S3. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. The chemical tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils in a saturated condition. Recommend mitigation as necessary.
- S4. Show the following on the geotechnical map:
 - a. Approximate limits and depth of removal and recompaction of unsuitable soils.
 - b. Grading required for construction of buttress/stabilization fills.
 - c. All standard notes regarding fill compaction and soil density testing requirements.
 - d. All recommended mitigation measures, as necessary.
- S5. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
- S6. All geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

TENTATIVE MAP DATED 11/25/2014
EXHIBIT MAP DATED 11/25/2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and a revised exhibit map are required to show the following additional items:
 - a. Slope set back as required per grading ordinance (J108).
 - b. Foundation set back as required by Building Code 1808.7 (Q= H/3 min 5' max 40').
 - c. Concrete drainage swale at the toe of slope behind retaining walls.
2. Approval of the latest drainage concept/hydrology study/water quality plan by the Storm Drain and Hydrology Section of Land Development Division.

Name N. Said  Date 12/9/14 Phone (626) 458-4921
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072631\GP 072631\2014-11-25 TTR 072631 SUBMITTAL

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 072631

Page 1/1

TENTATIVE MAP DATED 11-25-2014
EXHIBIT "A" MAP DATED 11-25-2014

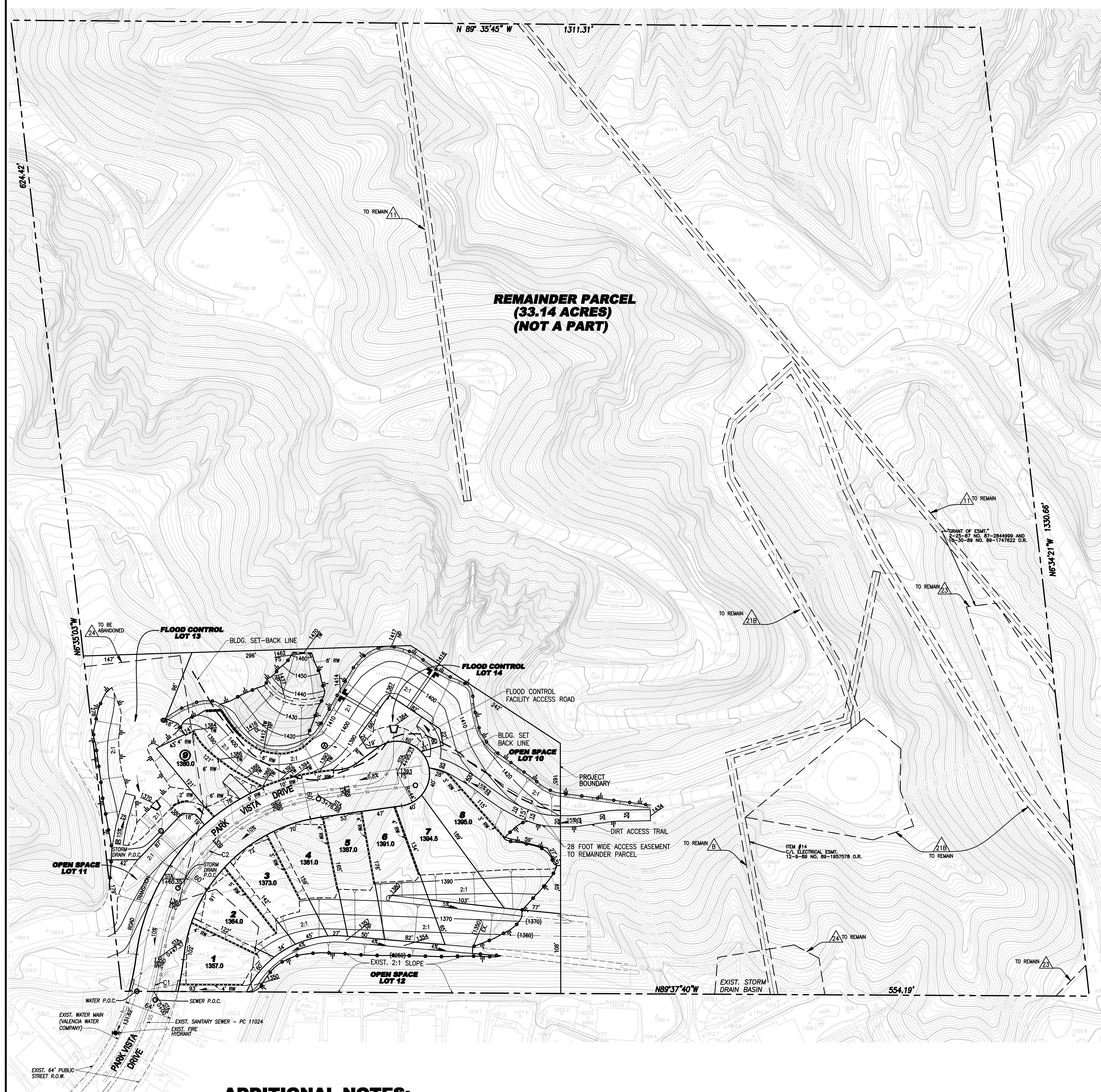
It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

A revised tentative map and exhibit map are required. See additional road comments as shown in the attached files "2014-11-25 TTR 072631 Tentative Map 2nd Check JN", which can be found at the following ftp link: <ftp://dpwftp.co.la.ca.us/pub/LDD/>

Prepared by Joseph Nguyen *Jn*
tr72631r-rev1

Phone (626) 458-4921

Date 12-18-2014

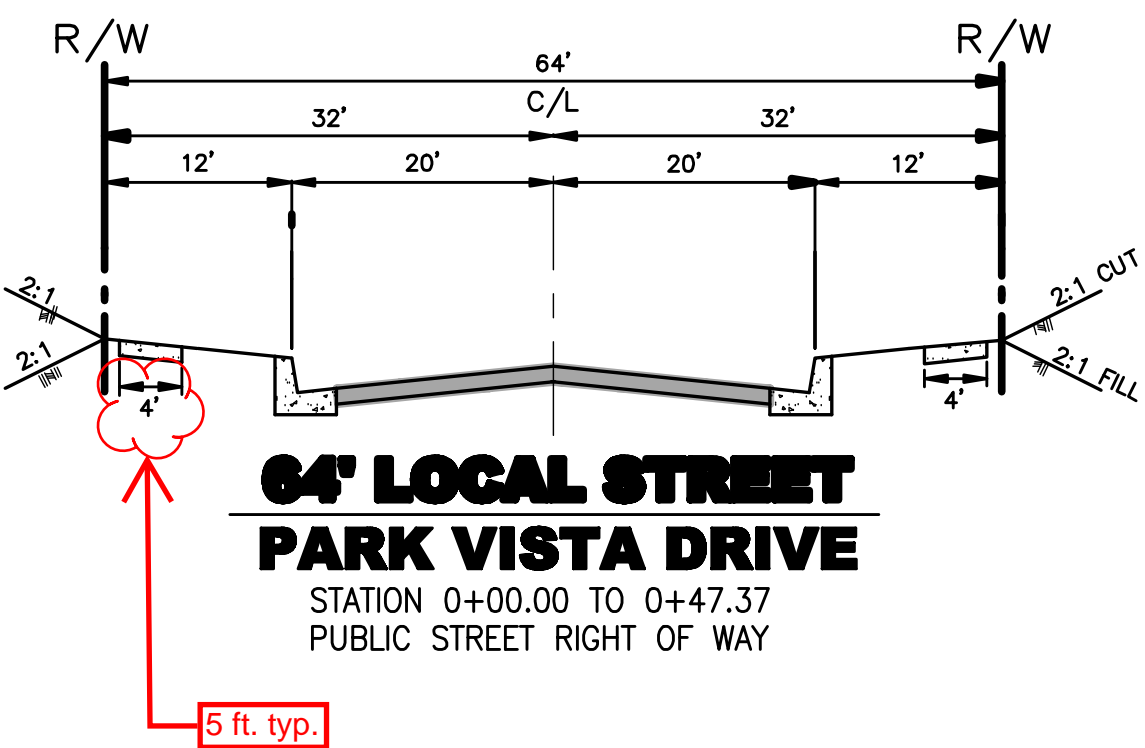


ADDITIONAL NOTES:

- Ⓐ EXISTING OIL WELL TO BE ABANDONED

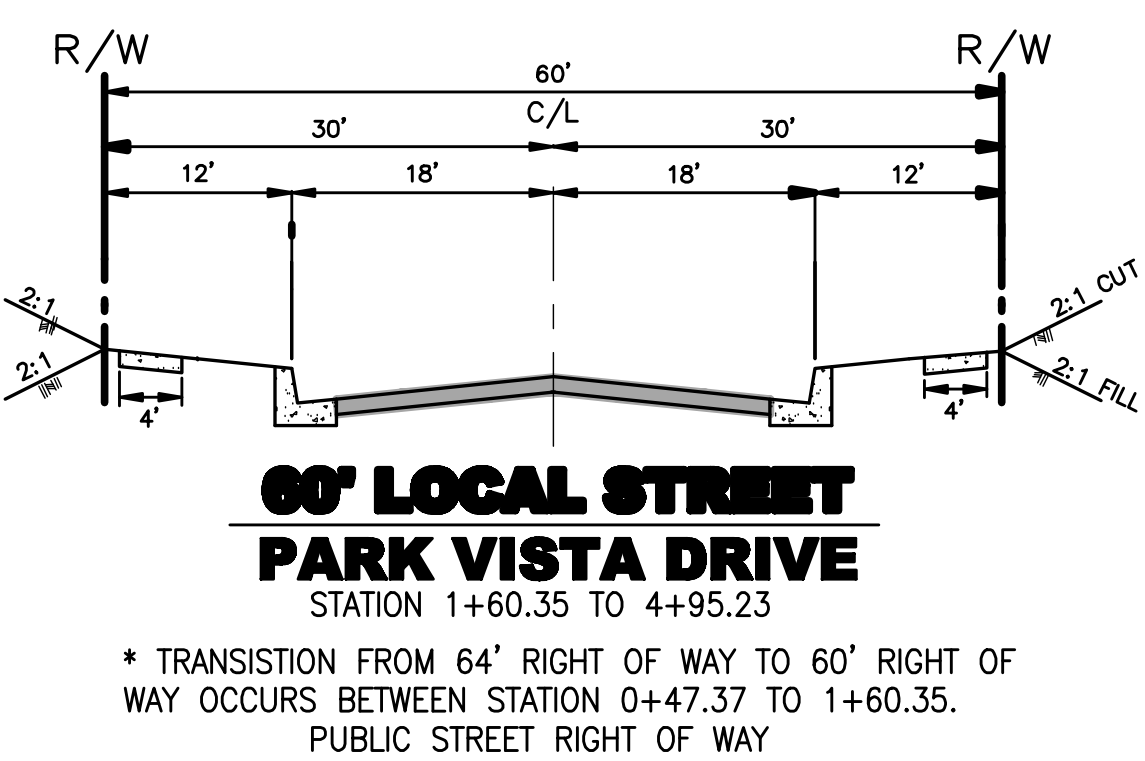
STREET SECTIONS

NOT TO SCALE



64' LOCAL STREET PARK VISTA DRIVE

STATION 0+00.00 TO 0+47.37
PUBLIC STREET RIGHT OF WAY



60' LOCAL STREET PARK VISTA DRIVE

* TRANSITION FROM 64' RIGHT OF WAY TO 60' RIGHT OF WAY OCCURS BETWEEN STATION 0+47.37 TO 1+60.35.
PUBLIC STREET RIGHT OF WAY

STREET CENTERLINE CURVE TABLE

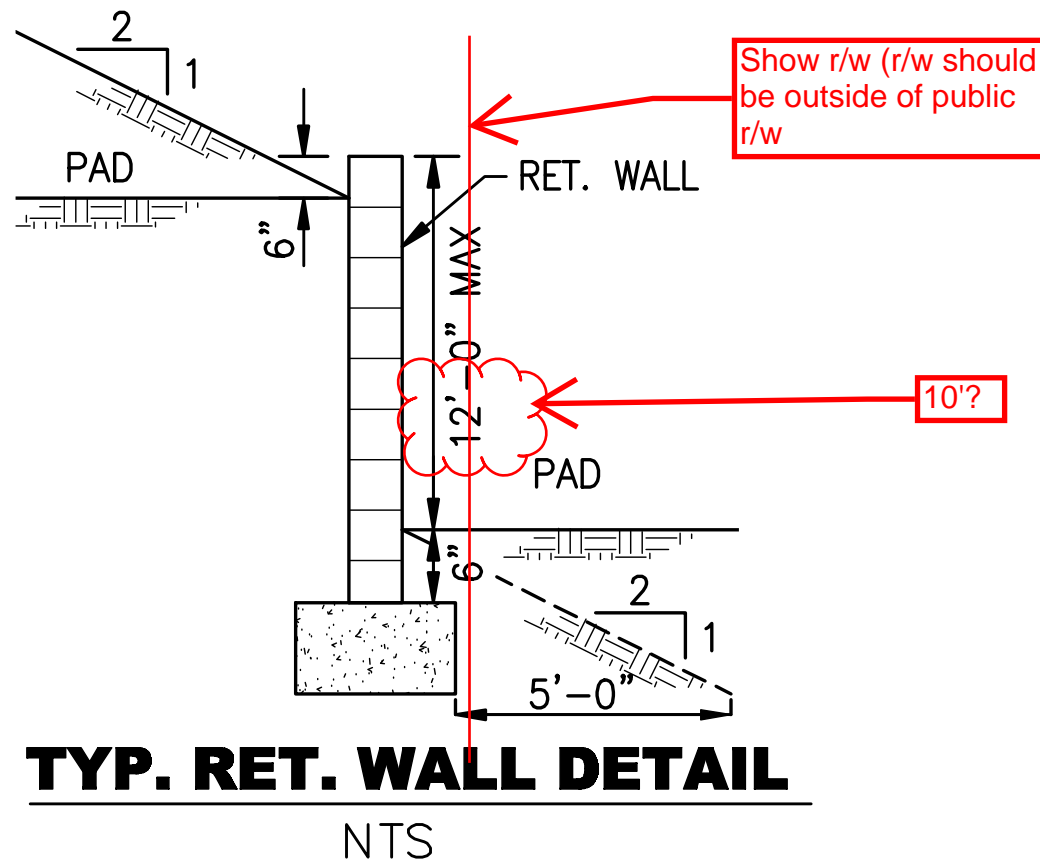
NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	Δ=07°53'38"	350.0'	47.37'	23.72'
C2	Δ=75°28'26"	250.0'	329.32'	193.48'

LOT AREA CHART

LOT NO.	TYPE OF LOT	SQ.FT. (GROSS)	SQ.FT. (NET)
1	RESIDENTIAL LOT	8,195	8,195
2	RESIDENTIAL LOT	8,165	8,165
3	RESIDENTIAL LOT	8,720	8,720
4	RESIDENTIAL LOT	7,752	7,752
5	RESIDENTIAL LOT	8,642	8,642
6	RESIDENTIAL LOT	11,353	11,353
7	RESIDENTIAL LOT	9,651	9,651
8	RESIDENTIAL LOT	15,121	15,121
9	RESIDENTIAL LOT	7,067	7,067
10	OPEN SPACE LOT	74,831	69,166
11	OPEN SPACE LOT	10,202	10,202
12	OPEN SPACE LOT	35,839	35,839
13	FLOOD CONTROL LOT	30,444	30,444
14	FLOOD CONTROL LOT	4,766	4,766

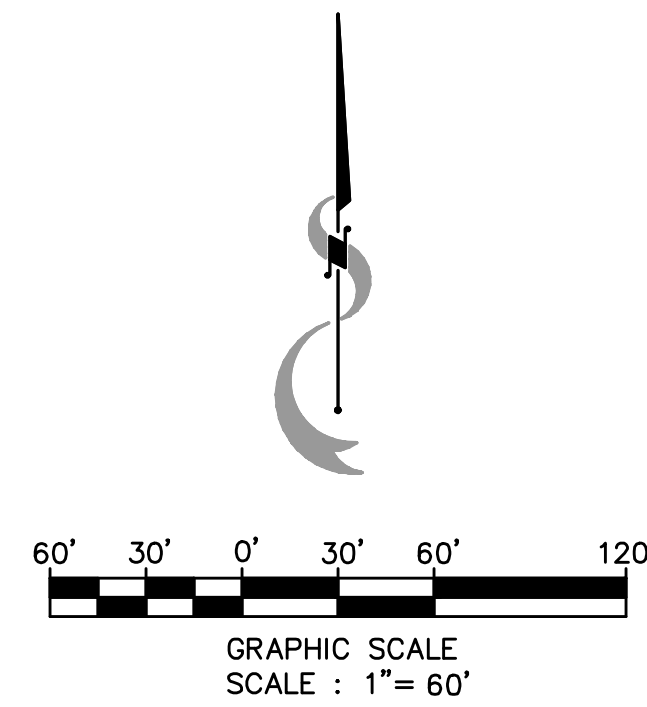
LOT SUMMARY

TYPE	LOTS
* SINGLE FAMILY	1-9
* OPEN SPACE	10-12
* FLOOD CONTROL	13-14
TOTAL:	14

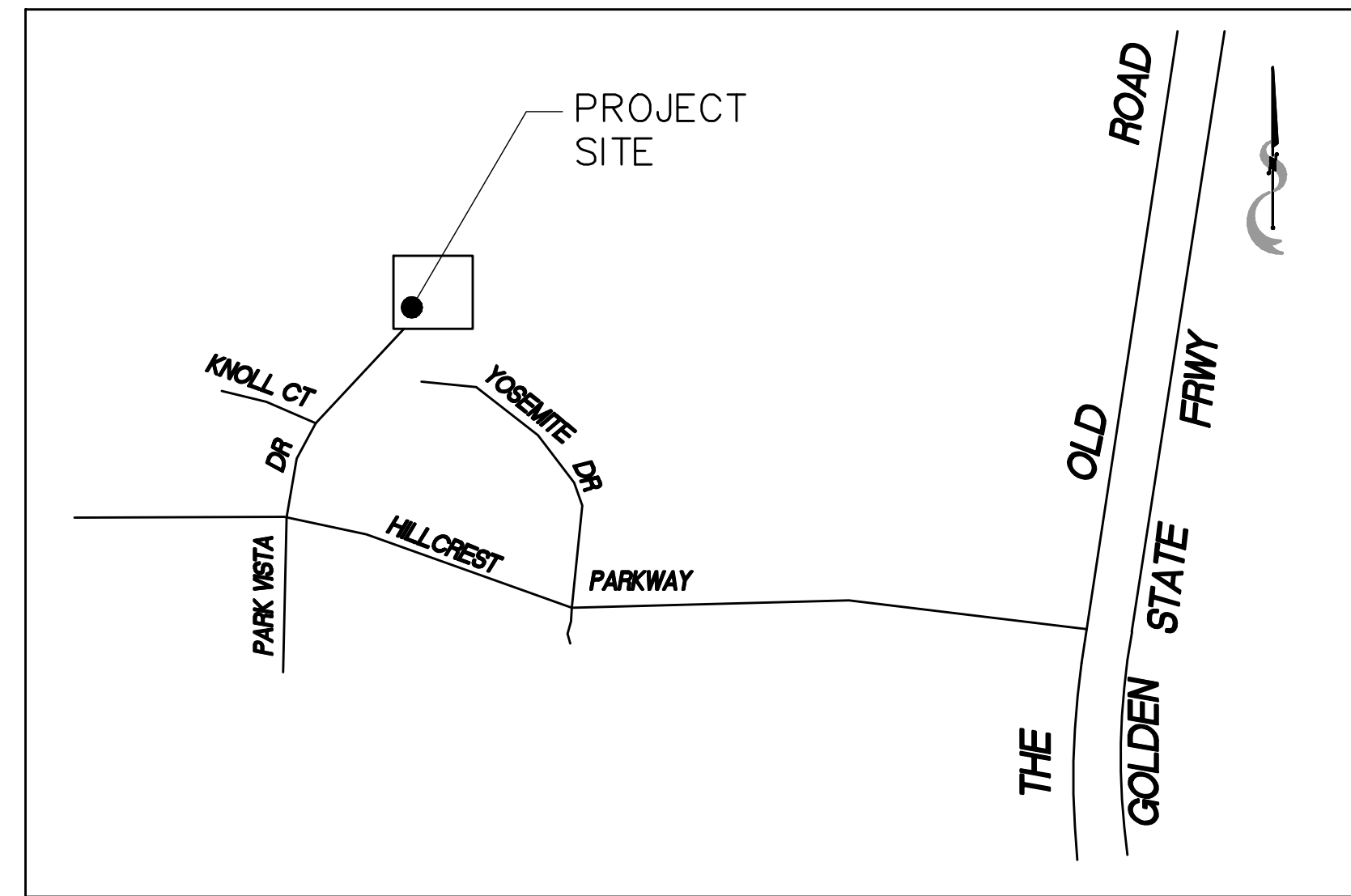


TYP. RET. WALL DETAIL

NTS



GRAPHIC SCALE
SCALE: 1" = 60'



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

- THE PROJECT IS LOCATED IN THE CASTAIC AREA OF UNINCORPORATED LOS ANGELES COUNTY.
- SANTA CLARITA VALLEY AREAWIDE PLAN (ONE VALLEY ONE VISION) LAND USE DESIGNATION IS: SUBURBAN RESIDENTIAL, HS (50U/AC).
- LOS ANGELES COUNTY ZONING IS: R1-5000
- ASSESSOR PARCEL NUMBER: 2865-019-008 WITH A GROSS AREA OF 39.44 ACRES.
- THOMAS BROTHERS PAGE #'S: 4459; G2.

UTILITIES & SERVICES:

- STORM DRAIN - LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
- SEWER - LOS ANGELES COUNTY SANITATION DISTRICT NO. 32
- WATER - VALENCIA WATER COMPANY
- GAS - SOUTHERN CALIFORNIA GAS COMPANY
- ELECTRICAL - SOUTHERN CALIFORNIA EDISON COMPANY
- TELEPHONE - AT&T
- CABLE TV - TIME WARNER CABLE
- SCHOOLS - CASTAIC UNION SCHOOL DISTRICT - WM. S. HART UNION HIGH SCHOOL DISTRICT
- PARKS - LOS ANGELES COUNTY PARK AND RECREATION DEPARTMENT
- POLICE - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
- FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT

EASEMENT NOTES:

EASEMENTS LISTED ARE BASED ON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED NOVEMBER 4, 2013; ORDER NO. NHSC-3365120 (TC).

- ITEM 5 - AN EASEMENT TO RICHFIELD OIL CORPORATION FOR PIPELINE AND APPURTENANCES, INGRESS AND EGRESS, INSTRUMENT NO. 1689 IN BOOK 38081, PAGE 282, DATED JANUARY 21, 1952, SUBSEQUENTLY ASSIGNED TO BELL PETROLEUM COMPANY, INSTRUMENT NO. 73206, PAGE 346, O.R. DATED NOVEMBER 20, 1953. (THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD). (TO REMAIN)
- ITEM 11 - AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR OVERHEAD ELECTRICAL AND TELEPHONE LINES AND APPURTENANCES, INSTRUMENT NO. 2830 IN BOOK 44163, PAGE 191, O.R., DATED MARCH 25, 1954. (TO REMAIN)
- ITEM 20 - AN EASEMENT FOR ELECTRICAL AND COMMUNICATION SYSTEMS TO SOUTHERN CALIFORNIA EDISON, INSTRUMENT NO. 81-379493, O.R., DATED APRIL 15, 1981. (THE EXACT EXTENT AND LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD). (TO REMAIN)
- ITEM 21B - AN EASEMENT FOR CONSTRUCTING AND MAINTAINING WATER MAINS, RESERVOIR TANKS AND INCIDENTAL PURPOSES TO VALENCIA WATER COMPANY, INSTRUMENT NO. 90-814117, O.R. DATED MAY 3, 1990. (TO REMAIN)
- ITEM 23 - AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, INSTRUMENT NO. 89-1476222, O.R. (TRACT 45335 IN BOOK 1140, PAGES 52-60). (TO REMAIN)
- ITEM 24 - AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, INSTRUMENT NO. 94-1151981, O.R. (TRACT 51325 IN BOOK 1205, PAGES 93-97). (TO BE RELOCATED)
- ITEM B - AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR ELECTRICAL SYSTEMS, INSTRUMENT NO. 89-1957578, O.R., DATED DECEMBER 9, 1989. (TO REMAIN)

CIRCULATION:

- PARK VISTA DRIVE TO BE A PUBLIC RIGHT OF WAY.
- EXISTING PARK VISTA DRIVE (OFFSITE) IS A PUBLIC STREET. VTM 072631 PROPOSES TO EXTEND PARK VISTA DRIVE BY APPROXIMATELY 495 LINEAR FEET AS A PUBLIC STREET.
- STREET GRADES DO NOT EXCEED A MAXIMUM OF 10 PERCENT.
- STANDARD STREET SECTIONS ARE PROPOSED AS SHOWN PER GOVERNMENT CODE TITLE 21, SECTION 21.24.090.
- CUL DE SAC DESIGN SHALL BE PER STANDARD LOS ANGELES COUNTY PUBLIC WORKS, ROAD AND GRADING DEPARTMENT REQUIREMENTS.

ESTIMATED EARTHWORK VOLUMES:

	CUT	FILL
MASS EXCAVATION	47,800	48,400
SUBSIDENCE		400
BUILDING	1,200	
TOTAL:	48,800	48,800

EARTHWORK TO BALANCE ONSITE

MAJOR LAND DIVISION

VESTING TENTATIVE TRACT MAP NUMBER 072631

LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA

NOVEMBER 25th, 2014

2014-11-25 TTR 072631 Tentative Map 2nd Check JN

2:\PROJECTS\072631-004 KTG - Park Vista Highlands\Tentative Map\Revised Land Plan VTM 072631-01414.dwg

No.	REVISION DESCRIPTION	BY	DATE
A	GEOTECHNICAL AND 1ST SUBDIVISION COMMITTEE REVISIONS	JWS	9-30-14
△			
△			
△			
△			
△			



**VESTING TENTATIVE MAP
TRACT NUMBER 072631**

S R C WEST, INC.
LAND PLANNING • ENGINEERING • SURVEYING
25322 RYE CANYON ROAD, SUITE 201, SANTA CLARITA, CA. 91355
Phone : (661) 257-6570. Fax : (661) 257-6577

DESIGNED:	JWS	HH	RD	HH	11-25-14	1" = 60'	JOB NUMBER:
DRAWN:							955-004
CHECKED:							
SUPERVISED:							
PROJ. ENGINEER:							
DATE:							
SCALE:							



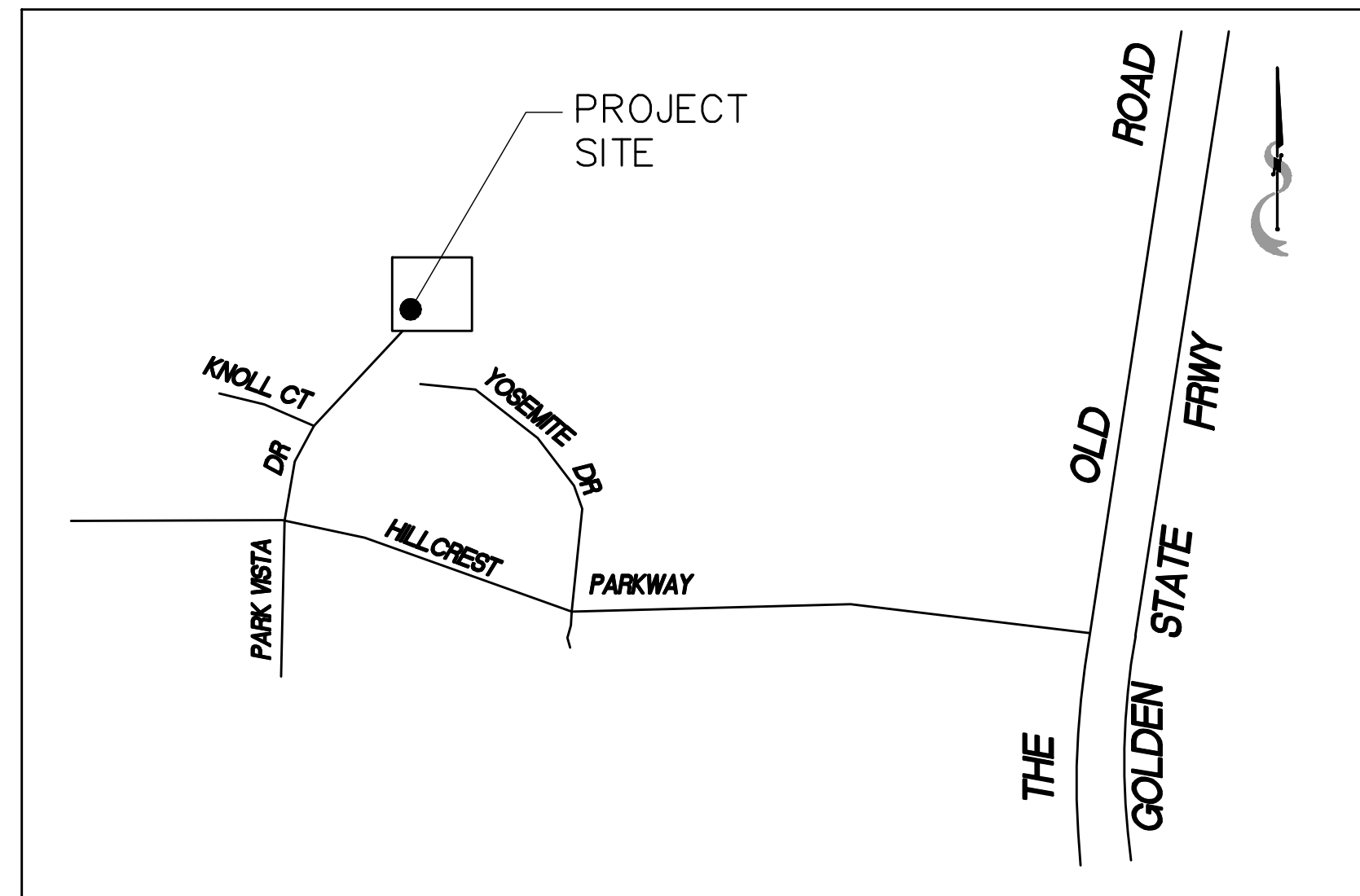
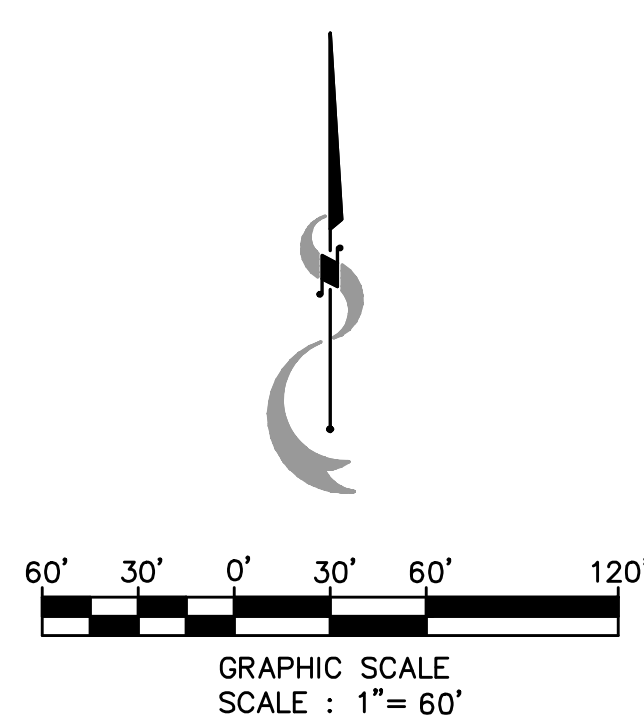
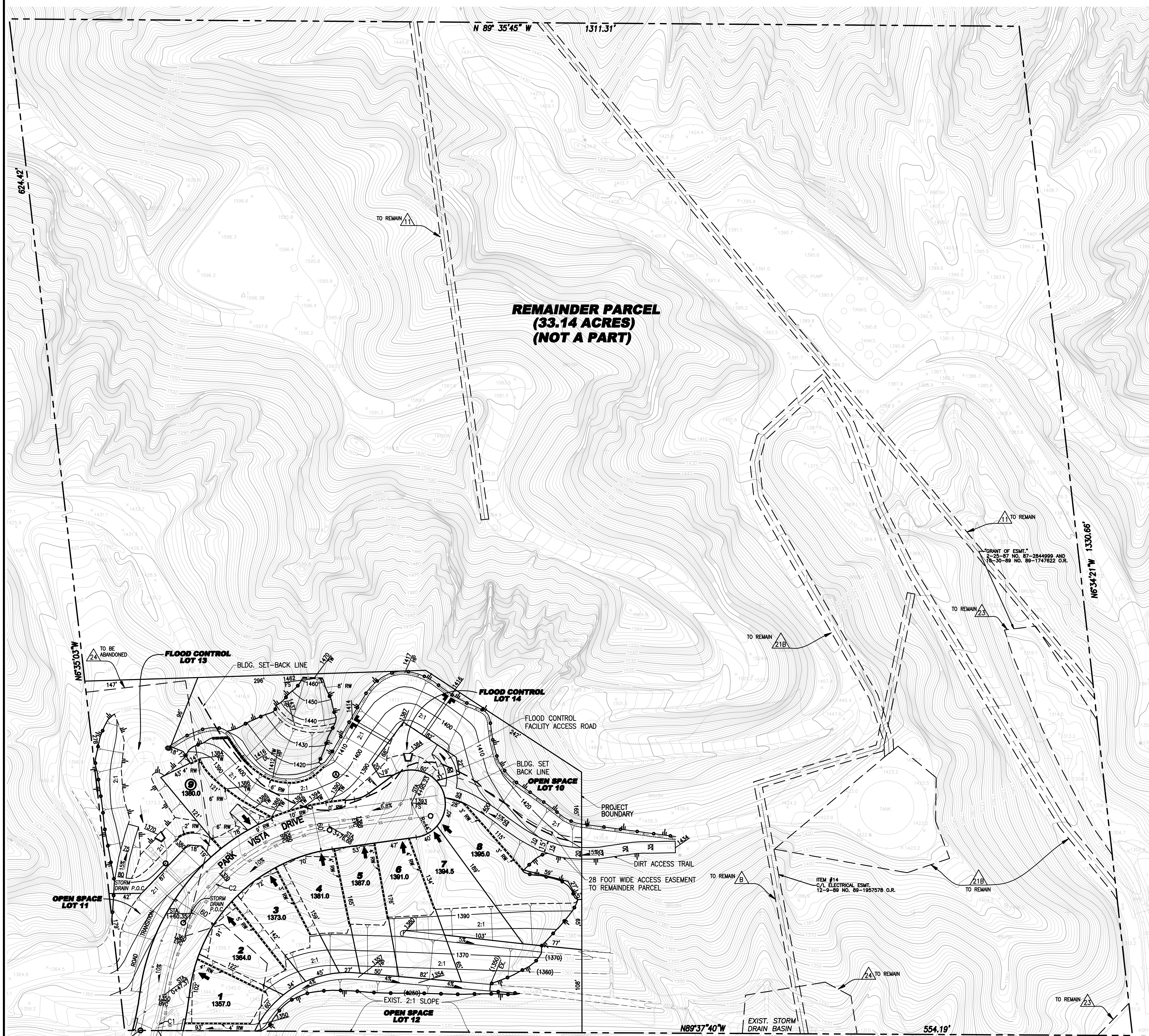
HASSAN HARIRCHI
R.C.E. No. 60006

DATE

SHEET NO.

1

OF 1 SHEETS



VICINITY MAP
NOT TO SCALE

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- LOS ANGELES COUNTY ZONING IS: R1-5000
- ASSESSOR PARCEL NUMBER: 2865-019-008 WITH A GROSS AREA OF 39.44 ACRES.
- THOMAS BROTHERS PAGE #'S: 4459; G2.

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- PARKS - LOS ANGELES COUNTY PARK AND RECREATION DEPARTMENT
- POLICE - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
- FIRE - LOS ANGELES COUNTY FIRE DEPARTMENT

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- ITEM 24 - AN EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, INSTRUMENT NO. 94-1151981, O.R. (TRACT 51325 IN BOOK 1205, PAGES 93-97). (TO BE RELOCATED)
- ITEM B - AN EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR ELECTRICAL SYSTEMS, INSTRUMENT NO. 89-1957578, O.R., DATED DECEMBER 9, 1989. (TO REMAIN)

EXHIBIT "A" NOTES:

- FINAL GRADING WILL INCORPORATE CONTOUR GRADING TECHNIQUES TO THE EXTENT PRACTICABLE TO BLEND WITH THE NATURAL TERRAIN IN CONFORMANCE WITH COUNTY CODE SECTION 22.44.137 D(5)(A).
- SLOPE AND TERRACE DRAINS ON MANUFACTURED SLOPES SHALL UTILIZE COLORED CONCRETE TO BLEND WITH THE NATURAL SOIL IN CONFORMANCE WITH COUNTY CODE 22.44.137 D(5)(C).
- TERRACED SLOPES RESULTING FROM GRADING SHALL BE LANDSCAPED WITH LOCALLY INDIGENOUS VEGETATION IN CONFORMANCE WITH COUNTY CODE 22.44.137 D(5)(D).
- PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT A LANDSCAPE PLAN SHALL BE PREPARED AND SUBMITTED FOR GRADED AND OPEN SPACE AREAS THAT ARE NOT TO BE LEFT IN A NATURAL STATE IN CONFORMANCE WITH COUNTY CODE 22.56.215 J(1)(B).
- THE LANDSCAPE PLAN SHALL PROVIDE 15 GALLON NON-INVASIVE TREES ON DOWNSLOPES GREATER THAN 15 PERCENT IN CONFORMANCE WITH COUNTY CODE 22.44.137 D(5)(E).
- AT LEAST ONE (1) TREE SHALL PLANTED WITHIN THE FRONT YARD
- FOR EACH PARCEL NEAR ENOUGH TO THE SIDEWALK TO PROVIDE SHADE BUT ALSO MAINTAIN REQUIRED SIGHT DISTANCE FROM VEHICLES IN THE STREET. TREES SHALL BE MINIMUM FIVE (5) GALLONS AND SHALL HAVE A MINIMUM HEIGHT OF TEN (10) FEET OF HEIGHT AT THE TIME OF PLANTING IN CONFORMANCE WITH COUNTY CODE 21.32.195.
- STREET TREE PLANTING SHALL BE IN CONFORMANCE WITH COUNTY CODE 21.32.195.
- PROJECT OPEN SPACE COMPRISES NO LESS THAN 25 PERCENT OF THE NET AREA OF THE RESIDENTIAL DEVELOPMENT IN CONFORMANCE WITH COUNTY CODE 22.44.137 J(1)(A).

CIRCULATION:

- PARK VISTA DRIVE TO BE A PUBLIC RIGHT OF WAY.
- EXISTING PARK VISTA DRIVE (OFFSITE) IS A PUBLIC STREET. VTM 072631 PROPOSES TO EXTEND PARK VISTA DRIVE BY APPROXIMATELY 495 LINEAR FEET AS A PUBLIC STREET.
- STREET GRADES DO NOT EXCEED A MAXIMUM OF 10 PERCENT.
- STANDARD STREET SECTIONS ARE PROPOSED AS SHOWN PER GOVERNMENT CODE TITLE 21, SECTION 21.24.090.
- CUL DE SAC DESIGN SHALL BE PER STANDARD LOS ANGELES COUNTY PUBLIC WORKS, ROAD AND GRADING DEPARTMENT REQUIREMENTS.

ESTIMATED EARTHWORK VOLUMES:

	CUT	FILL
MASS EXCAVATION	47,600	48,400
SUBSIDENCE		400
BUILDING	1,200	
TOTAL:	48,800	48,800

EARTHWORK TO BALANCE ONSITE

CONDITIONAL USE PERMIT EXHIBIT "A"

VESTING TENTATIVE TRACT MAP 072631
CONDITIONAL USE PERMIT NUMBER T201400012

NOVEMBER 25th, 2014

APPLICANT AND PROPERTY OWNER:

DEL SUR RANCH, LLC
16633 VENTURA BOULEVARD, SUITE 1330
ENCINO, CA. 91436
(818) 986-8890
ATTN: ALEKS BAHARLO

ENGINEER/PLANNER:

SRC WEST, INC.
25322 RYE CANYON ROAD, SUITE 201
SANTA CLARITA, CA. 91355
(661) 257-6570
ATTN: RON DRUSCHEN

GEOTECHNICAL ENGINEER:

GEOSOILS, INC.
6634 VALJEAN AVENUE
VAN NUYS, CA 91406
(818) 785-2158
ATTN: LANCE PUTNAM

AERIAL TOPOGRAPHY:

BARTON/WALTERS AND ASSOCIATES
7225 ALABAMA AVENUE
CANDOGA PARK, CA. 91303
(818) 884-9911

PLAN NOTES:

- THE SUBJECT PROPERTY HAS BEEN DISTURBED AND PARTIALLY DEVELOPED.
- PRESENTLY THERE ARE TWO EXISTING FLOOD CONTROL BASINS ONSITE.
- APN 2865-019-008 GROSS AREA IS 39.44 ACRES
- NET SUBDIVIDED PROJECT AREA IS 6.30 ACRES.
- THE ENTITLEMENT REQUEST PROPOSES TO SUBDIVIDE A PORTION OF APN 2865-019-008 INTO 9 SINGLE FAMILY RESIDENTIAL LOTS, 2 FLOOD CONTROL LOTS, 3 OPEN SPACE LOTS AND ONE REMAINDER PARCEL.
- APPLICANT REQUESTS THE RIGHT TO ADJUST LOT LINES TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS.
- APPLICANT REQUESTS THE RIGHT TO CREATE ADDITIONAL OPEN SPACE LOTS PRIOR TO THE RECORDATION OF FINAL MAPS TO THE SATISFACTION OF THE DEPARTMENT OF REGIONAL PLANNING.
- A HOMEOWNERS ASSOCIATION IS TO BE ESTABLISHED TO MAINTAIN COMMON OPEN SPACE AREAS.
- MAXIMUM MANUFACTURED SLOPE GRADIENT SHALL BE 2 HORIZONTAL TO 1 VERTICAL.
- THERE ARE NO OAK TREES ONSITE. THEREFORE, NO OAK TREES ARE TO BE REMOVED PER THE LOS ANGELES COUNTY OAK TREE ORDINANCE.
- TERRACE DRAINS ASSOCIATED WITH MANUFACTURED SLOPES TO BE CONSTRUCTED WITH COLORED CONCRETE TO BLEND WITH THE NATURAL SOIL.
- MANUFACTURED SLOPES TO BE LANDSCAPED WITH INDIGENOUS VEGETATION PER COUNTY CODE 22.44.137 (D)(5)(d).
- STREET LIGHTS SHALL COMPLY WITH COUNTY CODE 22.44.137 D(2)(D).
- FENCING ALONG ANY PUBLIC ROAD (NONE PROPOSED) SHALL COMPLY WITH COUNTY CODE SECTION 22.48.160 AND SECTION 22.44.137 D(9).
- TOTAL PROJECT STREET CENTERLINE DISTANCE IS 495.23 FEET. CUL DE SAC BULB STREET RIGHT OF WAY RADIUS IS 44 FEET.

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ASSESSOR PARCEL NUMBER: 2865-019-008

BENCHMARK:

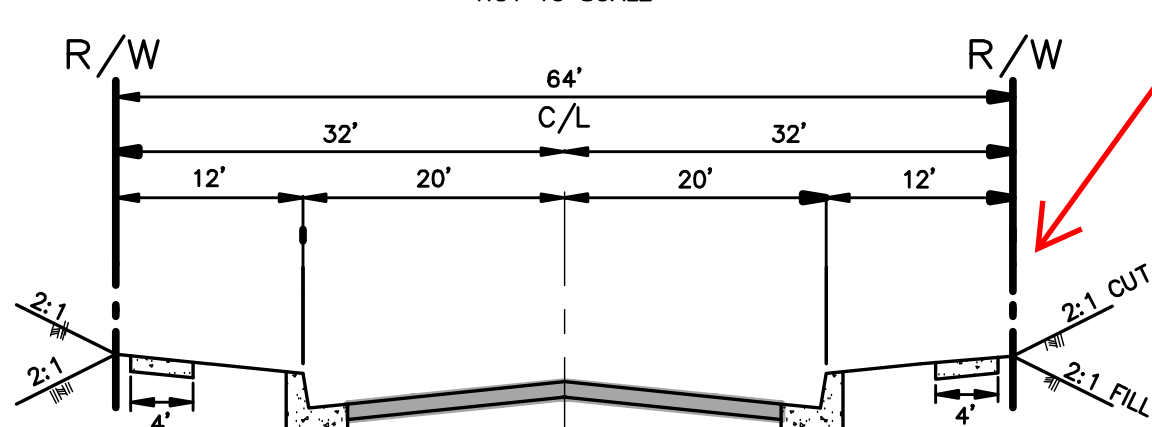
L&BRAD, 22' E/O BCR, NE CORNER OF HILLCREST PARKWAY AND PARK VISTA DRIVE, ELEVATION 1,309.957', NEWHALL (2009), L 7095 NAVD 88 DATUM
THE REGISTERED LAND SURVEYOR WILL SET FINAL MONUMENTS IN ACCORDANCE WITH THE RECORDED FINAL MAP.

ADDITIONAL NOTES:

- EXISTING OIL WELL TO BE ABANDONED
- PROPOSED DRIVEWAY LOCATION

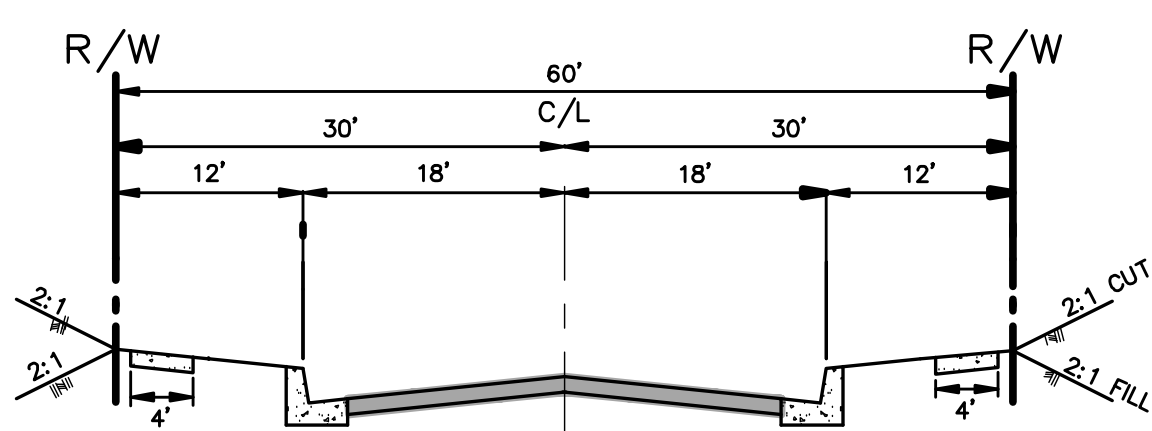
STREET SECTIONS

NOT TO SCALE



64' LOCAL STREET PARK VISTA DRIVE

STATION 0+00.00 TO 0+47.37
PUBLIC STREET RIGHT OF WAY



60' LOCAL STREET PARK VISTA DRIVE

STATION 1+60.35 TO 4+95.23

* TRANSITION FROM 64' RIGHT OF WAY TO 60' RIGHT OF WAY OCCURS BETWEEN STATION 0+47.37 TO 1+60.35.
PUBLIC STREET RIGHT OF WAY

TYP. RET. WALL DETAIL

NTS

LOT AREA CHART

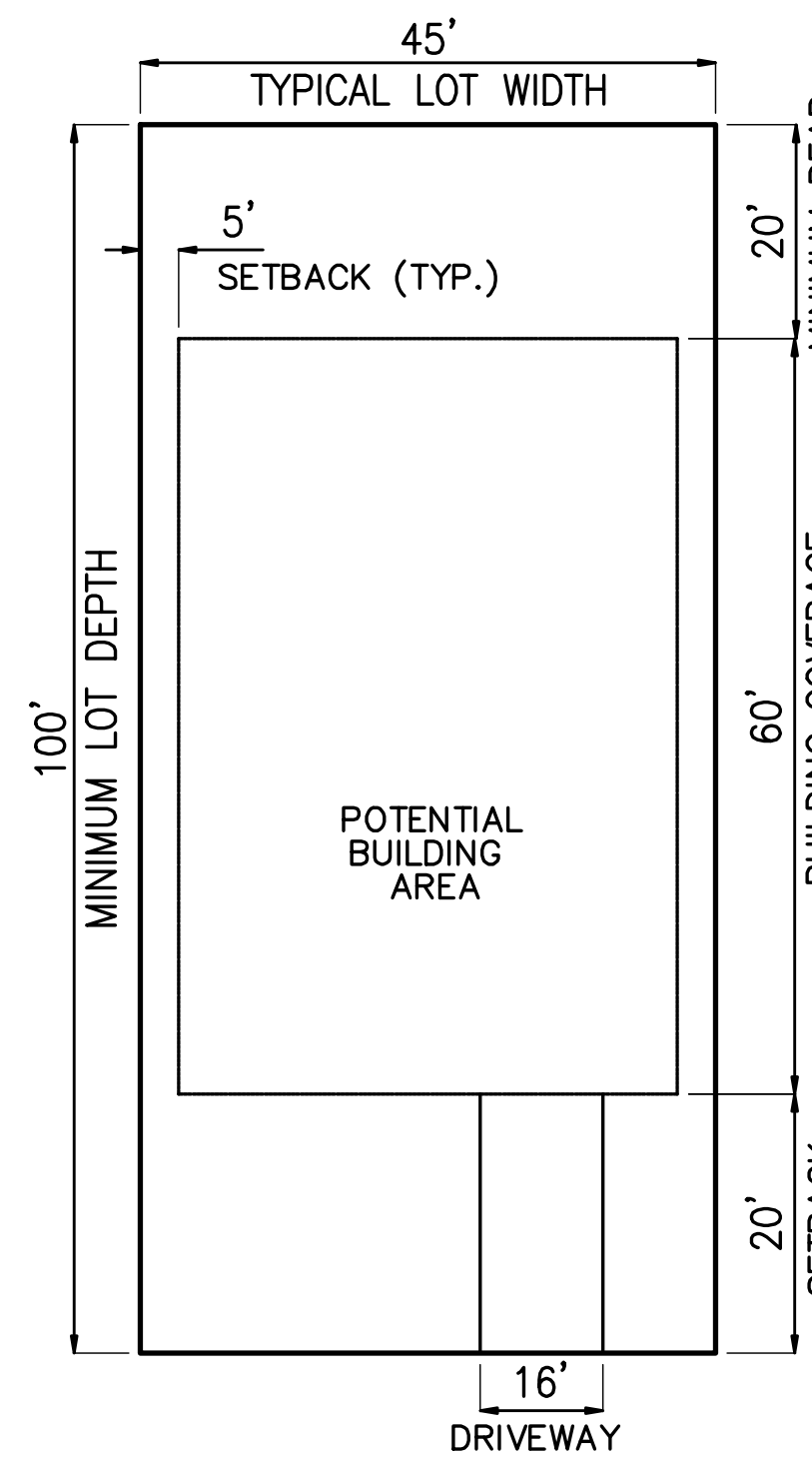
LOT NO.	TYPE OF LOT	SQ.FT. (GROSS)	SQ.FT. (NET)
1	RESIDENTIAL LOT	8,195	8,195
2	RESIDENTIAL LOT	8,165	8,165
3	RESIDENTIAL LOT	8,720	8,720
4	RESIDENTIAL LOT	7,752	7,752
5	RESIDENTIAL LOT	8,642	8,642
6	RESIDENTIAL LOT	11,353	11,353
7	RESIDENTIAL LOT	9,651	9,651
8	RESIDENTIAL LOT	15,121	15,121
9	RESIDENTIAL LOT	7,067	7,067
10	OPEN SPACE LOT	74,831	69,166
11	OPEN SPACE LOT	10,202	10,202
12	OPEN SPACE LOT	35,839	35,839
13	FLOOD CONTROL LOT	30,444	30,444
14	FLOOD CONTROL LOT	4,766	4,766

LOT SUMMARY

TYPE	LOTS
• SINGLE FAMILY	1-9
• OPEN SPACE	10-12
• FLOOD CONTROL	13-14
TOTAL:	14

TYP. LOT DETAIL

NTS



STREET CENTERLINE CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	Δ=07°5'38"	350.0'	47.37'	23.72'
C2	Δ=75°28'26"	250.0'	329.32'	193.48'

REVISION	DESCRIPTION	BY	DATE
1	GEOTECHNICAL AND 1ST SUBDIVISION COMMITTEE REVISIONS	JWS	9-30-14



CONDITIONAL USE PERMIT
EXHIBIT "A"

VTM 72631

S R C WEST, INC.
LAND PLANNING • ENGINEERING • SURVEYING
25322 RYE CANYON ROAD, SUITE 201, SANTA CLARITA, CA. 91355
Phone : (661) 257-6570, Fax : (661) 257-6577

JC	JWS	HH	RD	HH	11-25-14	1" = 60'	955-004
DESIGNED:	DRAWN:	CHECKED:	SUPERVISED:	PROJ. ENGINEER:	DATE:	SCALE:	JOB NUMBER:



HASSAN HARIRCHI
R.C.E. No. 60006

DATE

SHEET NO.


1

OF 1 SHEETS

TENTATIVE MAP DATED 11-25-2014
TENTATIVE "A" MAP DATED 11-25-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
2. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
3. A revised tentative map and/or exhibit map is required to show the following items:
 - Show any off-site improvements required by the approved area study, if any.


Prepared by Imelda Ng
tr72631s-rev1.doc

Phone (626) 458-4921

Date 12-18-2014


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 72631 (Rev.)

Page 1/1

TENTATIVE MAP DATED 11-25-2014
EXHIBIT "A" MAP DATED 11-25-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A "Written Verification" from the water purveyor. From the information available to this office, this proposed subdivision is not within the service area of a water utility. Provide a "Written Verification" from the water purveyor indicating that the entire subdivision is/will be within the boundaries of its service area or a new mutual water company must be formed and registered to serve the proposed subdivision to the satisfaction of Public Works.

Prepared by  Imelda Ng
tr72631w-rev1.doc

Phone (626) 458-4921

Date 12-17-2014


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/1

TRACT NO. 072631 (Rev.)

TENTATIVE MAP DATED 11-25-2014
EXHIBIT "A" MAP DATED 11-25-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by  John Chin

Tr72631L-rev1.doc

<http://planning.lacounty.gov/case/view/r2014-00135/>

Phone (626) 458-4918

Date 12-17-2014

The following reports consisting of ____ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
 2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
 3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
 4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
-
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
 6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
9. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
10. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.


Prepared by John Chin

Phone (626) 458-4918

Date 12-17-2014

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 30 to 32 feet from centerline including a standard cul-de-sac bulb on Park Vista Drive to the satisfaction of Public Works.
2. Construct new driveways to the satisfaction of Public Works.
3. Construct curb, gutter, base, pavement, and sidewalk (adjacent to the property line) on Park Vista Drive to the satisfaction of Public Works.
4. Construct any new parkway improvements (sidewalk, driveways, curb ramps, landings, etc) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
5. Repair any damaged improvements during construction to the satisfaction of Public Works.
6. Plant street trees on Park Vista Drive to the satisfaction of Public Works.
7. Construct drainage structures on Park Vista Drive to the satisfaction of Public Works
8. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
9. Provide and install street name signs prior to occupancy of buildings.
10. Install postal delivery receptacles in groups to serve two or more residential lots.
11. ~~Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Land Development Division, Permits Section at (626) 458-3129 for new location of any above ground utility structure in the parkway.~~
12. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide

documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

13. Comply with the following street lighting requirements or as otherwise modified by Public Works:
 - a. Provide street lights on concrete poles with underground wiring with Mission Bell style fixtures (per the Castaic Community Standards District) along Park Vista Drive to the satisfaction of Public Works or as modified by Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process.
 - c. Upon tentative map approval, the applicant shall comply with conditions of annexation listed below in order for the lighting district to pay for the future operation and maintenance of the streetlights. Conditions (1), (2) and (3) shall apply for projects subject to annexation. The annexation request to Street Lighting Section shall be the sole responsibility of the applicant, and the Board of Supervisors must approve the annexation and levy of assessment prior to the filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk. It is the sole responsibility of the applicant of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of applicant and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

CONDITIONS OF ANNEXATION

- (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

- (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
- (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation.

CONDITIONS OF ACCEPTANCE FOR STREETLIGHT TRANSFER OF BILLING

The area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The applicant shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the applicant has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met. ~~The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.~~